



COMMONWEALTH BUREAU OF CENSUS AND STATISTICS

SIXTH FLOOR
PRUDENTIAL BUILDING
195 NORTH TERRACE
ADELAIDE

BUILDING OPERATIONS

SOUTH AUSTRALIA

SEPTEMBER QUARTER 1963

SCOPE

This bulletin gives information about "new building" operations in South Australia; in addition to a summary for the period July 1958 to September 1963 it shows details concerning houses and flats, other buildings, employment in the industry, and dwellings in Local Government areas. The information has been compiled from returns collected from all builders of "new buildings".

DEFINITIONS

NEW BUILDINGS: Additions of £5,000 and over to existing buildings (other than houses) are included, but minor additions, alterations, repairs and renovations, and all construction activity such as railways, bridges, earthworks, water storage, etc., are excluded.

VALUE: All values shown exclude the value of land and, except for Table 4, represent the value of buildings upon completion (but see also **COMPLETIONS**). The values shown in Table 4 represent the value of work done on new buildings during the period.

COMMENCEMENTS: A building is recorded as commenced when work on the foundations has begun.

UNDER CONSTRUCTION: Once commenced, even though work on it may have been temporarily suspended, a building is classified as "under construction" until its "completion".

COMPLETIONS: A building is regarded as having been completed when the contractor has fulfilled the terms of the contract or in the case of an owner-built house when the dwelling is either completed or occupied (whichever occurs first). However, the value in all cases is that of the building as a finished project as planned.

COMMENTS

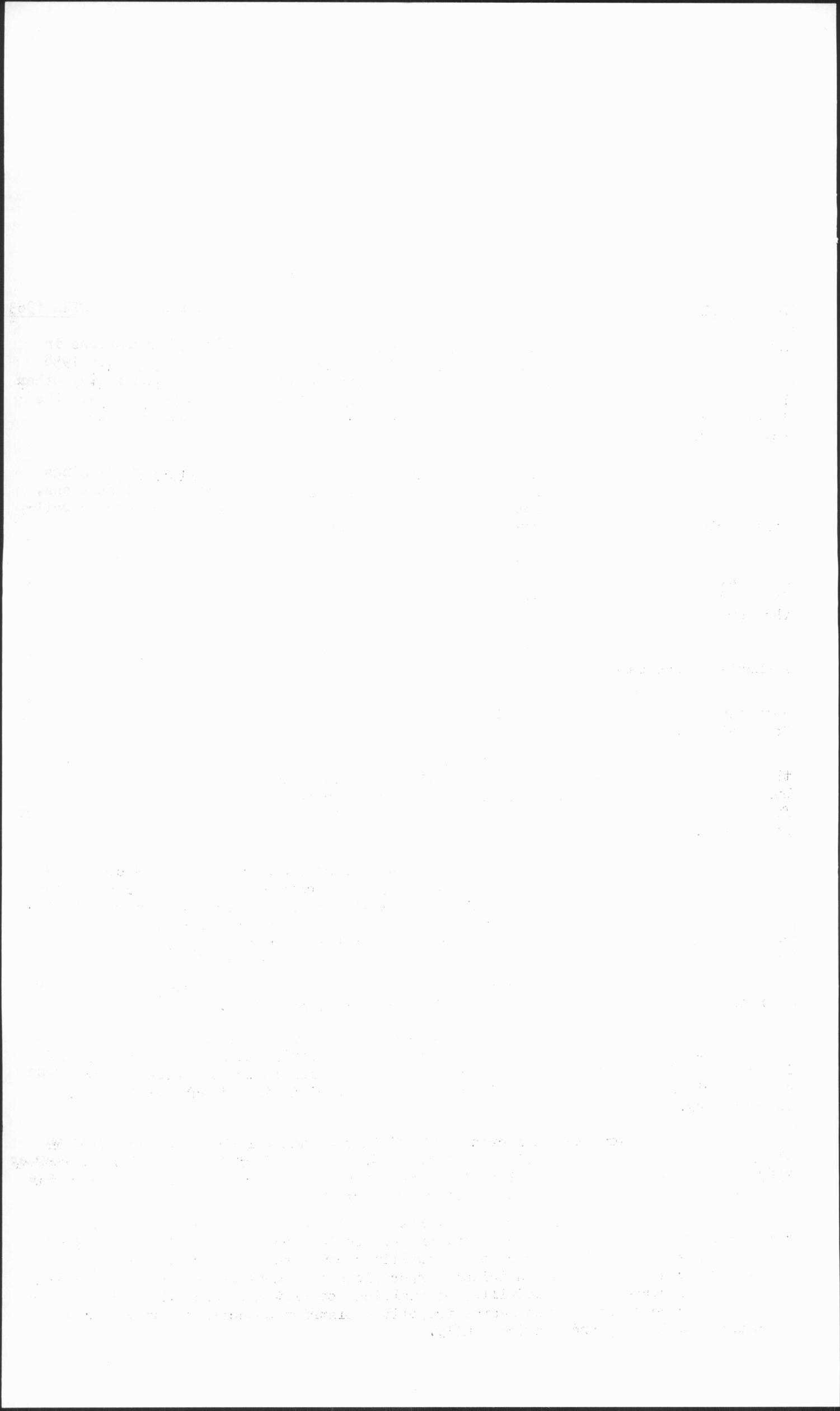
Table 1 shows that 3,176 houses were commenced and 2,609 completed during September quarter 1963, an increase of 797 commencements and 30 completions on figures for the previous quarter. Both the number of houses commenced and the number of houses completed were the highest ever; commencements exceeded the previous record (September quarter 1960) by 603 and the previous record for completions (June quarter 1962) was exceeded by 21.

The number of flats commenced (321) was also a record, being 51 more than the previous highest total of 270 in December quarter 1959.

The considerable fluctuations from period to period in the value of "new buildings other than dwellings" in Table 3 are partly the result of the unequal incidence of individual large contracts. Table 4, which shows the value of work done on the various types of new buildings during each period, is not subject to these fluctuations.

There was an increase of 637 in the number recorded as employed on all jobs of builders of new buildings (Table 6). The total of 13,585 at 30th September 1963 has been exceeded twice only: in September and December quarters 1960, when the numbers recorded were 13,632 and 14,081 respectively.

As shown in Table 7 a large proportion of home building is concentrated within a few local government areas. During the twelve months ended 30th September last 3,877 (73.1 per cent) of dwellings completed in metropolitan local government areas were in the Municipal Corporations of Campbelltown, Enfield, Marion, Mitcham, West Torrens, and Woodville; of dwellings completed outside the metropolitan area 65.8 per cent were in the near-metropolitan District Councils of Munno Para, Noarlunga, Salisbury, and Tea Tree Gully.



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TABLE 1 - NEW BUILDINGS COMMENCED, COMPLETED, AND UNDER CONSTRUCTION : SOUTH AUSTRALIA

Period	Houses		Flats		Total Dwellings		Other New Buildings (c)	Total New Buildings £'000		
	No.	£'000	No.	£'000	No.	£'000				
COMMENCED DURING PERIOD										
Year ended -										
30th June 1959	8,125	26,043	751	1,836	8,876	27,879	14,859	42,738		
1960	8,909	29,784	816	2,066	9,725	31,850	17,618	49,468		
1961	9,268	30,890	571	1,466	9,839	32,356	25,567	57,923		
1962	8,729	29,140	605	1,668	9,334	30,808	20,938	51,746		
1963	9,610	32,518	683	1,633	10,293	34,151	21,707	55,858		
Quarter ended -										
30th June 1962	2,474	8,173	186	610	2,660	8,783	5,064	13,847		
30th Sept.	2,487	8,342	195	519	2,682	8,861	4,341	13,202		
31st Dec.	2,444	8,077	118	310	2,562	8,387	4,260	12,647		
31st Mar. 1963	2,300	7,864	180	407	2,480	8,271	6,838	15,109		
30th June	2,379	8,235	190	397	2,569	8,632	6,268	14,900		
30th Sept.	3,176	11,072	321	878	3,497	11,950	6,363	18,313		
COMPLETED DURING PERIOD										
Year ended -										
30th June 1959	8,143	26,260	640	1,558	8,783	27,818	16,576	44,394		
1960	8,976	29,671	603	1,385	9,579	31,056	16,584	47,640		
1961	9,376	31,988	887	2,462	10,263	34,450	19,416	53,866		
1962	9,136	30,679	593	1,380	9,729	32,059	20,256	52,315		
1963	9,646	32,452	686	1,965	10,332	34,417	26,143	60,560		
Quarter ended -										
30th June 1962	2,588	8,515	143	336	2,731	8,851	5,668	14,519		
30th Sept.	2,374	7,930	116	344	2,490	8,274	3,685	11,959		
31st Dec.	2,480	8,296	198	635	2,678	8,931	10,163	19,094		
31st Mar. 1963	2,213	7,580	166	391	2,379	7,971	5,343	13,314		
30th June	2,579	8,646	206	595	2,785	9,241	6,952	16,193		
30th Sept.	2,609	8,905	189	440	2,798	9,345	4,402	13,747		
UNDER CONSTRUCTION AT END OF PERIOD										
Year ended -										
30th June 1959	5,181	16,717	422	978	5,603	17,695	16,409	34,104		
1960	5,114	17,110	635	1,684	5,749	18,794	18,028	36,822		
1961	5,006	16,441	319	728	5,325	17,169	24,558	41,727		
1962	4,599	15,181	331	1,082	4,930	16,263	25,245	41,508		
1963	4,563	15,422	328	757	4,891	16,179	21,687	37,866		
Quarter ended -										
30th June 1962	4,599	15,181	331	1,082	4,930	16,263	25,245	41,508		
30th Sept.	4,712	15,608	410	1,259	5,122	16,867	26,095	42,962		
31st Dec.	4,676	15,446	330	934	5,006	16,380	20,301	36,681		
31st Mar. 1963	4,763	15,804	344	939	5,107	16,743	22,079	38,822		
30th June	4,563	15,422	328	757	4,891	16,179	21,687	37,866		
30th Sept.	5,130	17,544	460	1,200	5,590	18,744	23,991	42,735		

(a) Excludes dwellings attached to "other new buildings".

(b) Includes "Home Units".

(c) Includes value of attached dwellings.

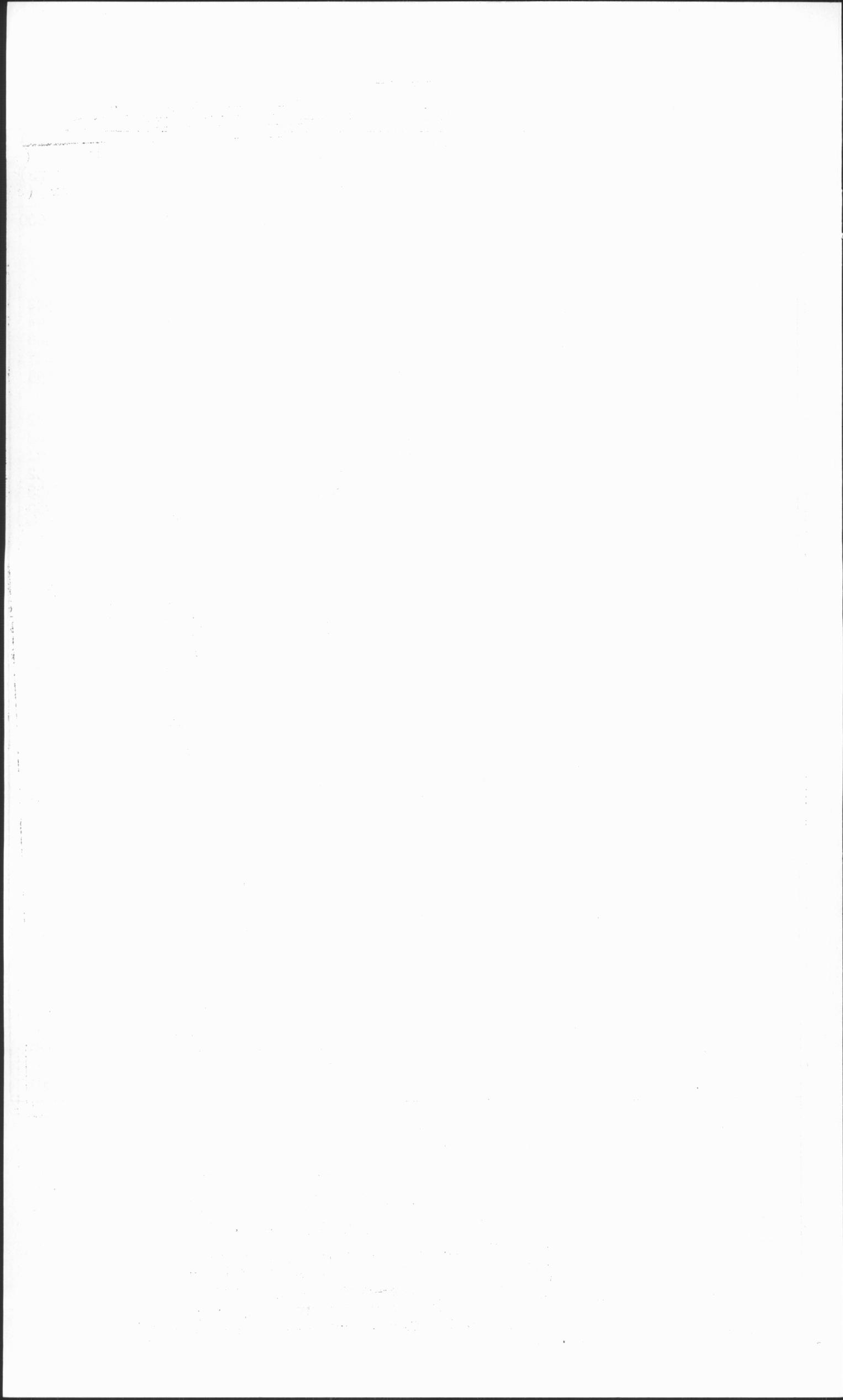
TABLE 2 - NEW HOUSES: CONTRACT-BUILT AND OWNER-BUILT, SOUTH AUSTRALIA

Period	Contract-Built				Owner-Built				(a)	
	Brick, Stone, etc (b)		Other (c)		Brick, Stone, etc. (b)		Other (c)			
	No.	£'000	No.	£'000	No.	£'000	No.	£'000		
COMMENCED DURING PERIOD										
Year ended -										
30th June 1959	5,780	19,018	1,093	2,918	1,016	3,565	236	542		
1960	7,012	23,949	1,020	2,762	717	2,679	160	394		
1961	7,574	25,498	874	2,465	672	2,579	148	348		
1962	7,513	25,251	623	1,752	488	1,920	105	217		
1963	8,575	29,257	555	1,563	391	1,505	89	193		
Quarter ended -										
30th June 1962	2,222	7,346	124	362	109	423	19	42		
30th Sept.	2,201	7,442	173	475	95	383	18	42		
31st Dec.	2,160	7,160	145	410	119	463	20	44		
31st Mar. 1963	2,063	7,125	131	382	83	305	23	52		
30th June	2,151	7,530	106	296	94	354	28	55		
30th Sept.	2,877	10,053	135	391	140	568	24	60		
COMPLETED DURING PERIOD										
Year ended -										
30th June 1959	5,515	17,968	937	2,515	1,388	5,036	303	741		
1960	6,582	22,222	1,132	3,068	1,043	3,829	219	552		
1961	7,486	25,788	823	2,333	902	3,457	165	410		
1962	7,526	25,540	776	2,157	683	2,642	151	340		
1963	8,504	28,718	555	1,582	503	1,955	84	197		
Quarter ended -										
30th June 1962	2,215	7,334	197	557	145	555	31	69		
30th Sept.	2,118	7,121	138	392	101	379	17	38		
31st Dec.	2,123	7,118	169	460	168	671	20	47		
31st Mar. 1963	1,964	6,748	97	275	128	498	24	59		
30th June	2,299	7,731	151	455	106	407	23	53		
30th Sept.	2,390	8,217	105	306	95	341	19	41		
UNDER CONSTRUCTION AT END OF PERIOD										
Year ended -										
30th June 1959	3,345	10,832	384	1,048	1,251	4,335	201	502		
1960	3,775	12,667	272	754	925	3,332	142	357		
1961	3,863	12,689	323	897	695	2,549	125	306		
1962	3,850	12,686	170	476	500	1,830	79	189		
1963	3,921	13,374	170	478	388	1,385	84	185		
Quarter ended -										
30th June 1962	3,850	12,686	170	476	500	1,830	79	189		
30th Sept.	3,933	13,018	205	562	494	1,835	80	193		
31st Dec.	3,970	13,111	181	520	445	1,625	80	190		
31st Mar. 1963	4,069	13,562	215	619	400	1,440	79	183		
30th June	3,921	13,374	170	478	388	1,385	84	185		
30th Sept.	4,408	15,178	200	549	433	1,614	89	203		

(a) An "owner-built" house is one actually erected or being erected by the owner or under the owner's direction by sub-contract or day-labour but without the services of a contractor who is responsible for the whole job.

(b) Of the 8,966 brick, stone, etc. houses COMMENCED during 1962-63 (8,575 contract-built and 391 owner-built) 1,052 were of brick veneer and stone veneer construction valued at £3,278,000. During September quarter 1963 there were 409 houses of this type commenced with a value of £1,338,000.

(c) "Other" houses are mainly of fibro-cement or weatherboard construction, e.g. included in the 644 "other" type houses COMMENCED during 1962-63 (555 contract-built and 89 owner-built) 595 were of fibro-cement construction valued at £1,601,000 and 46 of weatherboard with a value of £147,000. During September quarter 1963 there were 145 (£400,000) fibro-cement and 12 (£46,000) weatherboard houses commenced.



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TABLE 3 - NEW BUILDINGS OTHER THAN DWELLINGS : VALUE (a), SOUTH AUSTRALIA

Type of Building	Year Ended		Quarter Ended						
	30th June 1962	30th June 1963	30th June 1962	30th Sept. 1962	31st Dec. 1962	31st Mar. 1963	30th June 1963	30th Sept. 1963	
COMMENCED DURING PERIOD (£'000)									
Business Premises -									
Hotels etc. & Shops	3,437	3,161	1,015	890	404	1,573	294	924	
Factories	4,407	4,885	957	503	1,128	838	2,416	1,584	
Other (b)	4,090	5,415	1,297	1,067	815	2,185	1,348	1,643	
Educational & Health	6,842	5,528	1,249	1,111	1,533	1,421	1,463	1,332	
All Other (c)	2,162	2,718	546	770	380	821	747	880	
Total	20,938	21,707	5,064	4,341	4,260	6,838	6,268	6,363	
COMPLETED DURING PERIOD (£'000)									
Business Premises -									
Hotels etc. & Shops	2,192	5,859	457	405	4,433	431	590	1,589	
Factories	2,648	5,057	373	755	570	2,043	1,689	443	
Other (b)	3,564	7,487	1,212	1,122	4,194	1,421	750	825	
Educational & Health	8,615	5,422	2,971	754	543	1,021	3,104	728	
All Other (c)	3,237	2,318	655	649	423	427	819	817	
Total	20,256	26,143	5,668	3,685	10,163	5,343	6,952	4,402	
UNDER CONSTRUCTION AT END OF PERIOD (£'000)									
Business Premises -									
Hotels etc. & Shops	5,200	2,848	5,200	5,748	1,716	3,113	2,848	2,425	
Factories	5,143	5,074	5,143	4,899	5,486	4,303	5,074	6,229	
Other (b)	5,555	3,566	5,555	5,531	2,212	2,973	3,566	4,368	
Educational & Health	8,036	8,428	8,036	8,433	9,440	9,846	8,428	9,042	
All Other (c)	1,311	1,771	1,311	1,484	1,447	1,844	1,771	1,927	
Total	25,245	21,687	25,245	26,095	20,301	22,079	21,687	23,991	

(a) Includes values of attached dwellings.

(b) Includes office buildings, service stations, warehouses, communication buildings, etc.

(c) Includes defence buildings, buildings for religious and entertainment purposes, homes for aged, etc.

TABLE 4 - NEW BUILDINGS : VALUE OF WORK DONE DURING PERIOD SPECIFIED, SOUTH AUSTRALIA

Type of Building	Year Ended		Quarter Ended						
	31st June 1962	31st June 1963	30th June 1962	30th Sept. 1962	31st Dec. 1962	31st Mar. 1963	30th June 1963	30th Sept. 1963	
£'000									
Houses (a)	27,170	30,941	7,563	8,193	7,343	7,470	7,935	9,173	
Flats	1,423	1,809	445	533	441	439	396	598	
Total Houses & Flats	28,593	32,750	8,008	8,726	7,784	7,909	8,331	9,771	
Business Premises -									
Hotels, Boarding Houses, etc.	895	1,153	161	252	430	255	216	190	
Shops	3,364	3,048	655	1,069	651	526	802	1,300	
Factories	2,780	4,189	835	835	739	1,285	1,330	1,676	
Office Premises	3,579	2,912	1,077	932	863	678	439	224	
Other (b)	1,760	2,627	641	911	550	520	646	704	
Educational	5,063	5,223	1,193	1,239	1,542	1,178	1,264	1,052	
Religious	423	598	69	125	101	216	156	165	
Health	1,464	1,838	511	365	452	570	451	509	
Entertainment & Recreation	598	478	76	83	95	143	157	109	
Miscellaneous (c)	1,606	1,393	386	341	310	363	379	384	
Total Other New Buildings (Excl. Houses & Flats)	21,532	23,459	5,604	6,152	5,733	5,734	5,840	6,313	

(a) Excludes owner-built houses.

(b) Includes service stations, warehouses, communication buildings, etc.

(c) Includes defence buildings, homes for aged, homes for children, etc.

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TABLE 5 - NEW BUILDINGS OTHER THAN DWELLINGS COMMENCED: TYPE & VALUE, SOUTH AUSTRALIA

Type of Building	Year Ended				Quarter Ended					
	30th June 1962		30th June 1963		30th June 1962	30th Sep. 1962	31st Dec. 1962	31st Mar. 1963	30th June 1963	30th Sep. 1963
	No.	£'000	No.	£'000	Number					
UP TO £25,000										
Business Premises -										
Hotels, Boarding Houses, etc.	19	231	21	239	4	6	10	2	3	2
Shops	86	647	102	707	23	31	15	30	26	27
Factories	89	770	104	1,066	31	32	18	24	30	28
Office Premises	46	531	41	511	19	8	9	11	13	22
Other (a)	120	1,241	164	1,611	43	38	37	45	44	38
Educational	114	663	49	437	20	13	12	14	10	19
Health	17	139	19	208	2	4	4	4	7	2
Religious	34	264	46	422	10	8	8	18	12	9
Entertainment & Recreation	39	259	29	196	10	5	9	12	3	10
Miscellaneous (b)	67	606	42	371	16	15	12	7	8	11
Total	631	5,351	617	5,768	178	160	134	167	156	168
OVER £25,000										
Business Premises -										
Hotels, Boarding Houses, etc.	10	666	9	643	5	3	1	5	-	2
Shops	23	1,893	13	1,572	9	7	2	3	1	4
Factories	26	3,637	33	3,819	8	5	9	9	10	13
Office Premises	8	1,355	16	2,135	1	4	3	6	3	5
Other (a)	15	963	19	1,158	8	3	2	6	8	4
Educational	40	5,621	32	3,507	14	12	7	7	6	6
Health	5	419	11	1,376	-	2	3	3	3	3
Religious	-	-	5	174	3	2	-	2	1	1
Entertainment & Recreation	6	263	6	288	-	3	-	2	1	-
Miscellaneous (b)	15	770	22	1,267	4	4	2	7	9	5
Total	148	15,587	166	15,939	52	45	29	50	42	43

(a) Includes service stations, warehouses, communication buildings, etc.
 (b) Includes defence buildings, homes for aged, homes for children, etc.

TABLE 6 - BUILDING EMPLOYMENT (a), SOUTH AUSTRALIA

Classification	Number of persons engaged on days specified							
	30th June 1960	30th June 1961	29th June 1962	30th Sep. 1962	12th Dec. 1962	29th Mar. 1963	28th June 1963	30th Sep. 1963
Contractors	721	644	633	643	695	669	709	690
Sub-contractors	2,602	2,257	2,411	2,493	2,825	2,766	2,772	3,048
Wage Earners	9,983	9,515	9,302	9,698	9,922	9,903	9,467	9,847
Carpenters	3,584	3,332	3,330	3,444	3,570	3,539	3,509	3,653
Bricklayers	2,225	1,905	2,076	2,227	2,297	2,264	2,268	2,425
Painters	1,220	1,093	1,064	1,202	1,257	1,241	1,191	1,231
Electricians	622	646	626	669	762	706	732	727
Plumbers	1,153	1,110	1,085	1,145	1,171	1,189	1,147	1,169
Builders' Labourers	2,183	2,018	1,891	1,905	1,910	1,886	1,756	1,929
Other	2,319	2,312	2,274	2,242	2,475	2,513	2,345	2,451
Total	13,306	12,416	12,346	12,834	13,442	13,338	12,948	13,585

(a) Covers all contractors and sub-contractors and employees of contractors, sub-contractors, and Government instrumentalities, who on the day specified were actually engaged on the construction, alteration, repair, and maintenance of buildings, but excludes persons working on owner-built houses or for contractors or sub-contractors who undertake only alterations, additions, repairs, and maintenance. Persons "actually engaged" include those temporarily laid off because of weather. Some duplication may occur as a result of frequent movement between jobs or because some persons (such as electricians) may work on several jobs which are under construction simultaneously.

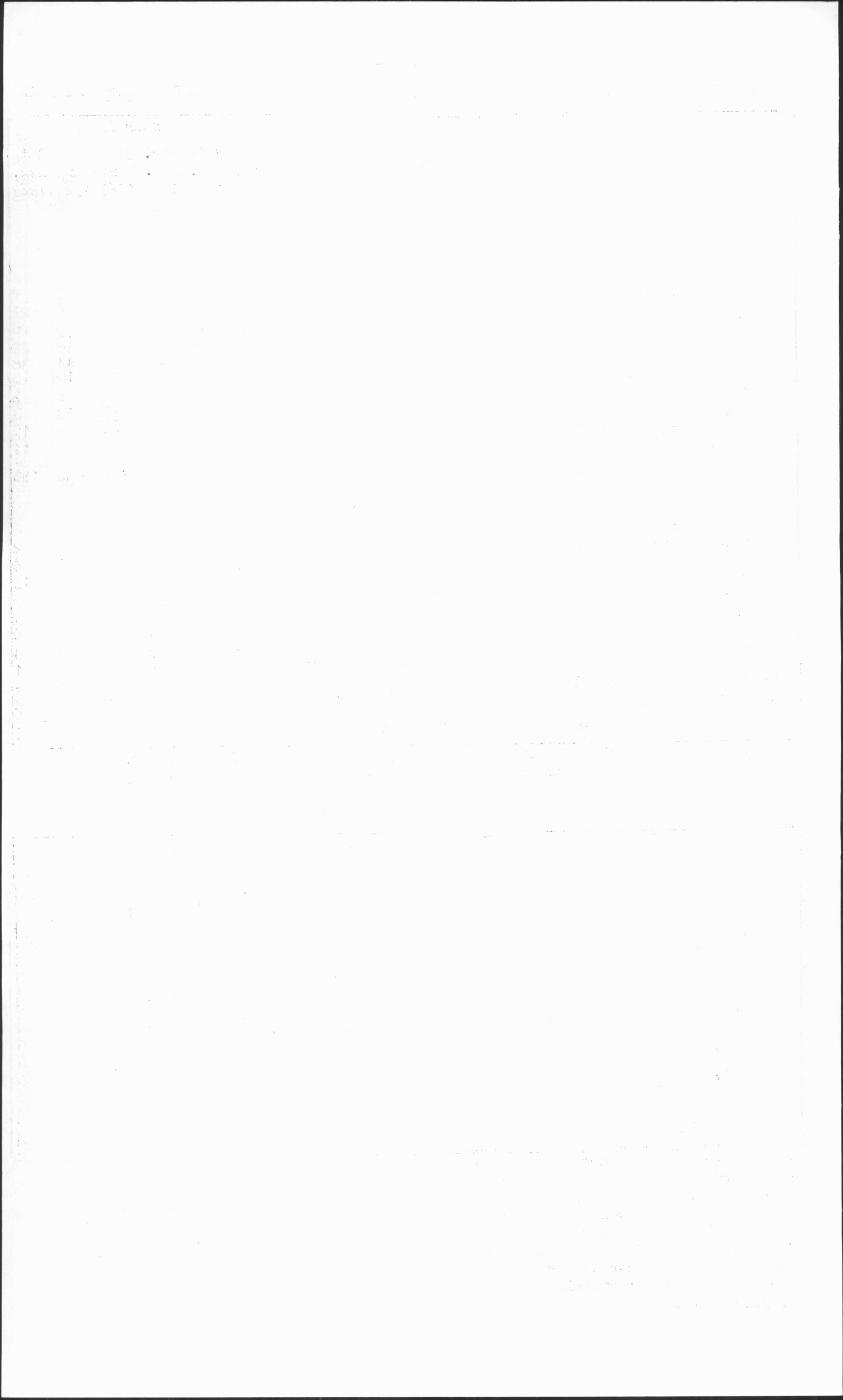


TABLE 7 - NEW DWELLINGS COMPLETED (a) : LOCAL GOVERNMENT AREAS, SOUTH AUSTRALIA

Local Government Area	Year Ended		Quarter Ended						
	30th June 1962	30th June 1963	30th June 1962	30th Sept. 1962	31st Dec. 1962	31st Mar. 1963	30th June 1963	30th Sept. 1963	
Metropolitan -									
Adelaide	12	7	5	2	-	2	3	-	
Brighton	168	163	35	40	31	48	44	60	
Burnside	296	312	49	61	90	98	63	82	
Campbelltown	589	756	185	213	219	155	169	176	
Colonel Light Gardens	-	1	-	1	-	-	-	1	
Enfield	1,033	890	263	221	318	175	176	148	
Glenelg	52	83	14	24	9	21	29	17	
Henley and Grange	204	149	75	58	30	34	27	48	
Hindmarsh	36	10	6	3	4	-	3	5	
Kensington & Norwood	27	33	1	1	11	-	21	2	
Marion	558	577	146	135	135	175	132	171	
Mitcham	477	419	127	88	127	99	105	138	
Payneham	95	188	22	90	33	19	46	26	
Port Adelaide	259	293	57	73	73	86	61	103	
Prospect	22	35	7	11	8	6	10	11	
St. Peters	12	16	2	1	3	11	1	1	
Thebarton	3	7	-	1	1	3	2	3	
Unley	88	112	29	19	10	8	75	32	
Walkerville	9	13	3	4	5	1	3	-	
West Torrens	403	599	90	135	181	137	146	176	
Woodville	438	535	142	98	106	131	200	182	
Total	4,781	5,198	1,258	1,279	1,394	1,209	1,316	1,382	
Country -									
Angaston	30	30	8	4	7	14	5	8	
Berri	22	38	7	8	12	12	6	8	
East Torrens	26	27	6	7	5	7	8	3	
Encounter Bay	27	33	5	12	10	2	9	11	
Gawler	41	30	10	6	7	8	9	7	
Kadina Corp'n	10	9	3	-	4	3	2	3	
Loxton	32	22	9	6	3	5	8	12	
Meadows	38	44	12	7	11	18	8	18	
Millicent	65	70	19	24	15	16	15	19	
Mt. Barker	27	31	8	7	10	6	8	6	
Mt. Gambier Corp'n	159	123	30	30	22	44	27	45	
Mt. Gambier D.C.	6	4	2	2	1	1	-	1	
Munno Para	157	610	91	64	123	198	225	255	
Murray Bridge	40	23	9	4	5	9	5	10	
Naracoorte Corp'n	28	15	7	2	5	4	4	1	
Noarlunga	388	555	149	141	145	119	150	126	
Onkaparinga	34	20	6	7	4	3	6	2	
Penola	15	9	6	3	3	2	1	4	
Pirie D.C.	3	5	-	2	1	1	1	2	
Pt. Augusta	65	68	15	20	24	4	20	19	
Pt. Elliot	23	35	4	8	9	8	10	3	
Pt. Lincoln Corp'n	54	66	11	17	20	8	21	12	
Pt. Pirie Corp'n	17	32	6	11	4	6	11	5	
Renmark	32	27	10	5	8	3	11	6	
Salisbury	1,786	1,292	561	284	331	280	397	401	
Stirling	58	58	20	15	8	16	19	14	
Tatiara	41	32	7	6	10	9	7	7	
Teatree Gully	661	789	207	221	186	165	217	220	
Victor Harbor	27	15	4	4	3	5	3	3	
Whyalla City Comm.	455	317	98	127	60	59	71	49	
Willunga	48	32	5	3	10	14	5	9	
Other Country	561	704	144	159	228	129	188	136	
Total	4,976	5,165	1,479	1,216	1,294	1,178	1,477	1,425	
Total State	9,757	10,363	2,737	2,495	2,688	2,387	2,793	2,807	

(a) Dwelling Units - houses and flats plus dwellings attached to "Other New Buildings".

